

014.0

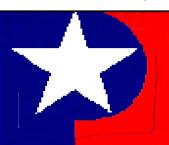
0002

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
905,500 / 905,500
905,500 / 905,500
905,500 / 905,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2-4		EDITH ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GRIFFITH JENNIFER L	
Owner 2:		
Owner 3:		

Street 1:	4 EDITH STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 6,084 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2088 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6084		Sq. Ft.	Site		0	80.	0.99	1									482,018						482,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
104	6084.000	423,500		482,000	905,500						11089	
Total Card	0.140	423,500		482,000	905,500		Entered Lot Size				GIS Ref	
Total Parcel	0.140	423,500		482,000	905,500		Total Land:				GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	433.67	/Parcel:	433.6	Land Unit Type:				Insp Date	

03/24/18

!1355!

PRINT

Date

Time

12/10/20

16:58:43

LAST REV

Date

Time

04/19/18

14:13:14

apro

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average																																																																																																													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																																													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																													
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																													
Sec Wall:		%		OthrFix:	Rating:																																																																																																													
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																														
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average																																																																																																													
Color: TAN				A Kits:	Rating:																																																																																																													
View / Desir:				Frl:	Rating:																																																																																																													
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																													
Grade: C - Average				CONDOS INFORMATION																																																																																																														
Year Blt: 1927	Eff Yr Blt:			Location:																																																																																																														
Alt LUC:		Alt %:		Total Units:																																																																																																														
Jurisdct: G4		Fact: .		Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
INTERIOR INFORMATION				DEPRECIATION																																																																																																														
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:		No Unit	RMS	BRS	FL																																																																																																					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	2																																																																																																						
Sec Int Wall:		%		Economic:		%		Additions:		1	5	2																																																																																																						
Partition: T - Typical				Special:		%		Kitchen:																																																																																																										
Prim Floors: 3 - Hardwood				Override:		%		Baths:																																																																																																										
Sec Floors: 4 - Carpet	25%			Total:	26.4	%		Plumbing:																																																																																																										
Bsmnt Flr: 2 - Softwood				CALC SUMMARY				Electric:																																																																																																										
Subfloor:				Basic \$ / SQ:	170.00			Heating:																																																																																																										
Bsmnt Gar:				Size Adj.: 1.15287352				General:																																																																																																										
Electric: 3 - Typical				Const Adj.: 0.98745072				Totals	2	11	4																																																																																																							
Insulation: 2 - Typical				Adj \$ / SQ: 193.529																																																																																																														
Int vs Ext: S				Other Features: 101522																																																																																																														
Heat Fuel: 2 - Gas				Grade Factor: 1.00																																																																																																														
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																																																																																																														
# Heat Sys: 2				NBHD Mod:																																																																																																														
% Heated: 100		% AC:		LUC Factor: 1.00																																																																																																														
Solar HW: Yes		Central Vac: NO		Adj Total: 575472																																																																																																														
% Com Wall		% Sprinkled:		Depreciation: 151925																																																																																																														
				Depreciated Total: 423547																																																																																																														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																																										
Make:		Model:		Serial #:																																																																																																														
SPEC FEATURES/YARD ITEMS				Year:		Color:																																																																																																												
PARCEL ID 014.0-0002-0001.0																																																																																																																		
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